

MAXWOOD TOWNHOMES ASSOCIATION RULES

1. Visitors-No visitors shall park in the complex. All visitors must park on the street. No visitor's cars can be washed or repaired on the complex.
2. Washing cars-Only the owners or tenants cars may be washed in the complex. Please remember it is always important to conserve water.
3. Water use-Water should be conserved in all areas. Remember, We pay for the water. All water play by children should be supervised by a parent and should be limited. Hoses should be kept neatly wound up or stored in the garage.
4. Garage doors-Garage doors should be kept closed unless you are loading or unloading items from your car, washing your car, or working in your garage. At no time should your garage door be left open and unattended.
5. At no time should wet clothes be hung from the garage or the porch to dry.
6. Porches should be kept neat and clean. No personal property should be stored in this area.
7. Plants-There are to be no plants or any items left on the wood trim ledge of the porch.
8. Outside Alterations-There is to be no exterior alterations without the permission of the Board of Directors. All alterations must be in compliance with the CC&R's.
9. Screen Doors-are to be dark brown in color and must be maintained in good condition.
10. Security Bars must meet the fire codes and be dark brown in color. Security bars must be approved by the Board of Directors prior to installation.
11. Children-Parents are responsible for their children's actions. If any damage is done in the complex, it is the responsibility of the parent to pay for the damage.
12. Children shall not play hardball while in the complex. No balls shall be bounced against the garage doors or walls of the complex. There shall not be any balls thrown up on the shake roof to play catch.

13. Bike Riding-All bike riding shall be done on the driveways only. There is no bike riding on the sidewalks. This is the area around the 4054 building and in front of 4048E/D. There is also no bike riding in the dirt space next to 4048E. If any sprinklers are broken, the parents will be responsible for the cost of replacement.
14. Trash Cans-When emptying trash into the bins, you should open the gate to the bin and throw the trash in. If your trash is not put into the bin, you may receive a fine. If your children are too small to reach the latch to the gate, please don't send them to empty the trash.
15. Holiday Decorations-All holiday decorations should be removed within a reasonable time after the holiday.
16. Honking-Please do not honk your car horn in order to get someone's attention. This is very annoying to other owners.
17. Parking spaces-There are only (4) parking spaces in the complex. These are used on a "FIRST COME, FIRST SERVE" basis. Cars should not be left in any one space for an extended period of time. If these spaces are not available you must park on the street. At no time may you park behind your garage for an extended period of time or overnight.
18. Music that is loud or annoying to the neighbors will not be allowed or permitted.
19. Screen windows are required on all upstairs windows. Any screen doors should be dark brown in color. Both screen windows and doors must be maintained in good condition. (NOT TORN OR BENT) Screen doors must be kept closed.
20. There is to be no parking or blocking of the Kerwood gate and driveway either inside or outside. This is an emergency access gate and violators will be subject to fines by the Police/Fire Departments and also by the association.
